

Torrance, California
February 27, 1958

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE CITY COUNCIL

The City Council of the City of Torrance convened in an Adjourned Regular Meeting at 4:00 P. M. Thursday, February 27, 1958, in the Council Chambers, City Hall, Torrance, California.

Those responding to roll call by City Clerk Bartlett were: COUNCILMEN: Benstead, Blount, Drale, Jahn, Isen. ABSENT: COUNCILMEN: None. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Hoag led the salute to the Flag.

Councilman Jahn moved to dispense with the regular order of business.

Motion seconded by Councilman Blount, no objections, so ordered.

Mayor Isen announced that the purpose of this meeting was to dispose of matters held over from the Adjourned Regular Meeting held February 25, 1958, and any other matters which may come before the City Council.

PARK & RECREATION BOND PETITIONS:

City Clerk Bartlett read in full the Certificate of Sufficiency of Petition, and his statement that there are 2262 valid signatures on it and only 2087 are required, therefore, the Proposition can be placed on the ballot.

Councilman Benstead moved these be received and filed.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote.

The City Attorney explained to the Council that O'Melveny & Myers had at first said 10 days would be sufficient for preparation of arguments on this matter; they had told him later that it would require 30 days; on Wednesday morning of this week, after a meeting held with their senior partner, they had said 10 days would be enough. Under the time schedule prepared, 10 days will be enough time if no mistakes are made, and the Proposition can go on the ballot in April. He agreed with them that this can be done legally.

Councilman Benstead moved that this \$3,000,000 Bond Proposition be placed on the ballot for the next Municipal Election on April 8, 1958.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

The City Attorney distributed copies of the Resolution of Interest and Necessity.

Mayor Isen pointed out that the greatest care should be exercised in this matter by everyone concerned.

Councilman Jahn asked whether there is, in either the Petition or the Resolution, anything saying what we will do with the money.

The City Attorney said the Ordinance to follow this Resolution contains precisely the same language used in the previous election.

Councilman Jahn thought we had not been able to specify in detail what we would do, and asked the City Attorney if that was correct.

The City Attorney reported that O'Melveny & Myers had thought we should not, as they believed it would not be practical.

Councilman Jahn asked if there would be some way this information could be given to the voters.

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The City Attorney replied that the Council might consider a policy on that, but he thought if they did adopt such a policy it should be done at another time. He said it should not be a part of the official information on the ballot.

Councilman Blount asked if the petition before the Council was what will go on the ballot, and the City Attorney said it is.

Councilman Blount said he had wanted the details to be on the last one, and Councilman Jahn said he had, too.

There was a short discussion about those details.

Mayor Isen asked the City Attorney if there was a breakdown of how the funds were to be spent.

The City Attorney replied that was a matter of policy. He believed the Council had previously adopted a policy stating that if this Bond Issue passed, \$1,000,000 would be used for improving the park sites existing in the City, and \$2,000,000 would be used to acquire more land for Parks and Recreation uses.

The Mayor agreed that had been the policy. He explained that the reason this could not be definitely delineated was that the boundaries of the land chosen might change before we bought it, or it might be that a more suitable tract would be found.

Mayor Isen said we must be down-to-earth on this, and while we cannot designate the sites of the proposed parks, we can designate the areas, and we can do that later.

City Clerk Bartlett read title to:

RESOLUTION NO. 3424

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, DETERMINING
THAT THE PUBLIC INTEREST AND NECESSITY
DEMAND THE ACQUISITION AND CONSTRUCTION
OF A CERTAIN MUNICIPAL IMPROVEMENT, AND
MAKING FINDINGS RELATING THERETO.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for adoption of Resolution No. 3424.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote, and the Resolution No. 3424 was adopted.

City Clerk Bartlett read title to:

ORDINANCE NO. 953

AN ORDINANCE OF THE CITY OF TORRANCE,
CALIFORNIA, ORDERING, CALLING, PRO-
VIDING FOR AND GIVING NOTICE OF A
SPECIAL ELECTION TO BE HELD IN THE
CITY OF TORRANCE ON THE 8TH DAY OF
APRIL, 1958, FOR THE PURPOSE OF
SUBMITTING TO THE QUALIFIED VOTERS
OF SAID CITY A PROPOSITION TO INCUR
BONDED INDEBTEDNESS BY SAID CITY FOR
A CERTAIN MUNICIPAL IMPROVEMENT AND
CONSOLIDATING SAID ELECTION WITH THE
GENERAL MUNICIPAL ELECTION TO BE HELD
IN SAID CITY ON SAID DATE.

Councilman Benstead moved to dispense with further reading of the Ordinance.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Councilman Benstead moved for introduction and approval of Ordinance No. 953 at its first reading.

Motion for approval of Ordinance No. 953 at its introduction, seconded by Mayor Isen, carried unanimously by roll call vote.

The City Attorney reported that there is a special provision which provides that the Council may authorize one or more of its members to file written arguments in favor of the measure if they wish to do so; this is not required. He said that the Council would recall that the Mayor and City Manager, in their capacity as private citizens, had filed such arguments when this came up before.

Mayor Isen said he had filed a statement as a citizen regarding the 7-man Council, but not this issue. Unless all the Councilmen would favor adoption of such a provision, he did not believe it should be considered.

The City Attorney told the Councilmen they could file such arguments on the issue as private citizens.

Mayor Isen asked that the record show the City Attorney had presented a Resolution to the Council on this, but it was returned to him without action.

The City Attorney read in full to the Council a February 27, 1958 letter from O'Melveny & Myers, 433 So. Spring Street, Los Angeles, signed by Franklin T. Hamilton, concerning their proposed employment by the City to render legal services in connection with the proposed bond issue. Mr. Hamilton outlined the services they would render in the matter, and the fees they would charge for those services.

Councilman Jahn asked whether we would be employing them to represent us in this one job only, saying they represent the General Telephone Company in a suit against certain citizens of Torrance on the telephone rate increase.

The City Attorney explained we would be retaining them in this one matter only; he said ethics would have forbade them accepting such employment if the City were named as a party defendant in the suit Mr. Jahn named, but the City is not a defendant in that suit.

Mayor Isen moved that O'Melveny & Myers be retained in this matter in concurrence with their letter of February 27, 1958, presented here.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

COMMUNICATIONS FROM CITY MANAGER:

1. In a letter dated February 21, 1958, the City Manager presented to the City Council a letter entitled "Airport Insurance".

Councilman Jahn felt that the insurance rates at our Airport would be affected by such matters as the activation of the control tower, and asked that the operation of the control tower be considered before this letter.

There were no objections, and it was so ordered.

COMMUNICATIONS FROM THE AIRPORT COMMISSION:

1. A February 18, 1958, communication from the Airport Commission recommended activation of the tower at the Airport within three weeks from Council's approval of this recommendation.

A February 24, 1958, communication from Robert K. Rogers to the City Manager, concerning control tower operation costs, was also submitted to the Council, reading as follows:

"Mr. Henkle of the District CAA office and Mr. Garrison, Air Traffic Control Division, Regional CAA office, were interviewed today regarding three different possibilities.

"Possibility No. 1: Weekend and holiday operation - they expressed their opinion that two men would have to be on call because with their experience one man might not always be available which would close the tower and this could cause confusion which would be worse than no operation at all. Furthermore, they believe that a part-time operation has not been very successful in the past in that itinerate operations could never be sure just when the tower was open. Mr. Henkle added that if there is not enough traffic to justify an 8-hour per day operation, 7 days a week, there is not enough traffic to justify any tower operation at this time.

"Two Senior Control Operators under this plan would cost the City \$13,440 per year.

"Possibility No. 2: 8-hours per day, 7 days per week - CAA believes this to be the minimum control tower operation. It employs the same number of persons and costs the same as Possibility No. 1 but has the advantage that it is continuous in nature. The recommended hours are from 8:00 A. M. to 4:00 P. M. using a crew of two Senior Operators who work on overlapping week end shifts. (One man works Friday through Tuesday, the second Wednesday through Sunday). Total cost \$13,440 per year.

"Possibility No. 3: 16 hours per day, 7 days per week - This is believed by CAA to be the best plan. Four Senior Operators would be under the Direction of a Control Tower Chief Operator and the tower would be in operation from 6:00 A. M. to 10:00 P. M. A tower which warrants an operation this extensive generally employs a Radio Maintenance Technician. Total cost of this operation would be \$42,000 per year.

"Note: This information confirms that which Don received back in April, 1957. However, it should be brought to your attention under Possibility No. 2, no relief is provided during the time these operators would be on duty alone. This, of course, would necessitate a part-time relief operator at an additional sum of perhaps \$3,000 per year. Since this is a City operation and CAA has no direct control over the airport, these are merely recommendations and the City can do whatever it deems best. The only stipulation which we must meet would be that the tower operators are licensed by CAA."

Councilman Jahn considered both Possibility No. 1 and Possibility No. 3 as impractical. He suggested we follow Possibility No. 2 and make it 3 men and change the hours from 12:00 N to 8:00 P. M.

Councilman Blount asked why we would need a third man if we operated the tower those hours.

Councilman Jahn said the City Manager had said that sick leave, vacation time, time off, etc., must be considered.

The City Manager said working the two men without relief would mean we would be taking a chance.

Councilman Benstead asked if the Assistant Airport Manager could not serve as relief for these men.

The City Manager replied the relief man must be a specialist. He thought the relief man would only work about 16 hours a week. It could be worked out so that he would be there only when needed.

Councilman Blount pointed out this method would then cost the City \$16,440 per year.

Councilman Jahn favored calling for two men.

Councilman Benstead asked if we would have the money to do all the things we are trying to do there now.

The City Manager thought the Airport in the area which might be closest to what our Airport will be is the Hawthorne Airport, where they run the tower with 4 men at about \$27,000 per year and Northrop operates the tower for them.

The City Manager said we will have the money for this \$16,500 expenditure, but pointed out that the money can be spent in only one place.

Councilman Jahn moved we accept Possibility No. 2 in the letter sent to us by Mr. Stevens, changing the hours of tower operation to twelve noon to eight o'clock P. M.

Councilman Blount seconded the motion.

It was agreed these hours could be adjusted.

Councilman Jahn amended his motion to specify that the hours of operation could be adjusted to the weather.

Councilman Blount accepted the amendment in his second to the motion.

The City Manager explained the other employees could arrange their hours so they could have the necessary personnel on the airport at all times.

Motion, as amended, carried unanimously by roll call vote.

City Manager Stevens asked the Council if they would follow the recommendation of the Airport Commission and ask that the tower be activated in three weeks, saying a reasonable time would be needed. He had thought that April 1 would be a good target date.

Councilman Jahn said the equipment in the tower is in question and this will be a determining factor on the date.

City Manager Stevens said Mr. Mohr of Advance Electronics, who had installed the equipment, was present.

Councilman Jahn recounted the circumstances under which we had called for bids on the tower equipment; he said the specifications had named one particular brand of communication sets, the 'Gonset', which is not the set installed. He felt we had paid for something we did not get.

Bob Mohr, 215 Camino Del Campo, said when he had been authorized to go ahead with the tower, he had contacted Mr. McAdoo, who is in charge of radio for the CAA in this area, because he had found that the makers of the Gonset set had been changing ownership of the company and there was no assurance that they would make the set again and it was not available at that time. Mr. McAdoo had told Mr. Mohr what the CAA would require of the radios. Mr. Mohr explained that he had built the fixed frequency sets in the tower to the Gonset specs, and had signed for the license for the equipment. Mr. Mohr added that the Gonset set is now available, and that if the Council thought it should be done he would replace what is in the tower with Gonset sets. He said he had spent time at the Hawthorne tower watching and studying their operations in preparation for installing the equipment in our tower.

The Council discussed the installation at length with Mr. Mohr, who gave technical information to them concerning the installation.

Mr. Mohr explained he had built the sets to the Gonset design.

Councilman Blount did not think the equipment looked like \$1,100 worth of equipment.

In reply to a question from Councilman Blount, Mr. Mohr said there are three frequencies at the tower, emergency, aircraft to ground and air to ground.

Councilman Blount asked if everything goes through one operator and Mr. Mohr said yes.

Mr. Mohr explained that because of the wind problem, he had used a type of antenna different than the one specified, which would not be affected by wind and which would give similar service. He said only two of the antennae had been installed, and the City had been billed for only two.

Mayor Isen pointed out that most of the Council was in the dark on the technicalities involved, and asked if it would be possible to have a specialist in to tell us whether we got what we ordered.

Councilman Blount said we only wanted to be sure we got what we ordered or its equivalent.

Mayor Isen asked if the Airport Manager should have something to say about the hours of the various operations, etc.

The City Manager said we should have insurance by March 1, and go on from there.

Councilman Blount asked about the 'Surcharges' shown here, and the City Manager said when we begin such operations those charges go into effect automatically.

City Manager Stevens said representatives of the insurance companies were here to answer any questions.

Don Mansfield spoke to the Council, asking to bring out some points about this insurance. He questioned a representative of one of the insurance companies who was present, Mr. McKeen from Aero Associates.

Mr. Mansfield asked Mr. McKeen if their proposal recommended here contained the surcharges, and Mr. McKeen said it did not.

Mr. Mansfield asked if they would be applicable, and Mr. McKeen said they would.

Mr. McKeen answered other questions by saying we would be billed for the surcharges as soon as they found our operations warranted it.

Mr. McKeen answered another question by saying they had offered us a reduced rate on hangar keepers' liability because of a good record, but he could not say what the rates would be in later years, as they will vary with the operations taking place and the records of each year, as well as with rates for the area.

Mr. McKeen said it is possible that even with a favorable record, rates could go up. He said Aero themselves would not make such an increase.

Mr. McKeen replied to a question that even though there is being a change in ownership of Aero Associates, we could still call on him for advice and counsel during the year.

Mayor Isen noted that three bids had been obtained, and asked why they were identical.

Mr. Mansfield said they are all Board companies, and the rates are identical, but he said the company which had the hangar keepers' liability at the airport last year felt they could give us a more favorable figure on that item.

Councilman Blount referred to the chart on Page 2 of the City Manager's letter, listed in these minutes. He said Item 4 had been taken care of. He asked if the bids on the insurance covered all these items, and Mr. Mansfield said they did; they cover the different areas of liability.

The Bids received were as listed here:

	Aero Associates	U. S. Aviation Underwriters	Associated Aviation Underwriters
Coverage: Single Limit			
Bodily Injury & Property			
Damage 1,000,000 Premium	\$710.09	\$710.09	\$710.09
Night Flying Operations			
increase above rates	10%	10%	10%
Tower Operations by City			
of Torrance increase	25%	25%	25%
Hangar-Keepers Liability-\$75,000			
per aircraft			
\$150,000 per			
accident			
Premium	\$637.50	\$750.00	\$750.00

Mayor Isen asked if these charges listed are the full charges, with the surcharges to be added later, and Mr. Mansfield said they are.

Councilman Blount moved to concur with the recommendations made by the City Manager under Item Nos. 1, 2, 3, and 5.

Motion, seconded by Councilman Jahn, carried unanimously by

roll call vote.

Councilman Benstead asked if aircraft owners are required to carry insurance.

Councilman Jahn said it is not required by law, but he thought about 90% of them do.

Mayor Isen returned to the April 1 date for activation of the tower, saying a vote had not been taken.

There were no objections, and it was ordered that April 1 be the date for activation of the tower.

A February 18, 1958, recommendation from the Airport Commission that the City Council notify all aircraft at Torrance Airport that a time limit of 60 days be established in which aircraft without radios can operate from the field was taken up next.

Councilman Jahn said he had spent hours with the City Attorney and an attorney from the CAA today, and we cannot do this.

Councilman Jahn moved this be referred back to the Airport Commission with the information that this cannot be required.

Motion seconded by Councilman Blount, no objections, so ordered.

A February 18, 1958, recommendation from the Airport Commission that Bates Aircraft, Inc., 940 E. 120th St., Hawthorne, be given a lease at the airport with certain stipulations was taken up at this time, having been referred from the Feb. 25, 1958, Council meeting.

Mr. Bates was present, and came forward to answer questions from the Council.

City Manager Stevens had the plans the Council had asked for, and renderings of the proposed installation. He spread these out for inspection by the Councilmen, who gathered about the table to study the plans.

Mr. Bates and Mr. Poole of Bates Aviation presented to the Councilmen copies of their proposal.

At 5:30 P. M., Councilman Drale left the meeting.

Councilman Jahn thought the lease proposal Mr. Bates had given the Councilmen would answer the questions he had about this.

He said the rents they mention in their proposal did not agree with his memory of what had been suggested to them.

Councilman Blount mentioned areas of difference between the proposal and what the City wants, referring specifically to Item 6 of their proposal.

Mayor Isen pointed out that Bates mentions rent of \$1 per front foot, and the Airport Commission's 'Item e' sets the rental at \$2 per front foot.

Mr. Bates felt they should have a lease at \$1 per front foot while the installation is being built, and while the road has not been put in or the area improved.

Councilman Benstead favored the \$2 figure.

In response to a question from Councilman Jahn, Mr. R. K. Rogers replied that the service road is a part of the Master Plan.

Councilman Blount asked if Bates proposed that we put in the road, and Mr. Bates said the Airport Commission had agreed that we would.

Mayor Isen explained to him that the Commission is a recommending body.

All of the Councilmen present and Mayor Isen were against the proposal named as Item 3 in the Bates proposal.

Councilman Jahn explained to Mr. Bates the policy the Council has established concerning rentals during option periods.

Mr. Bates said they were ready to proceed if the Council was ready to put in the improvements. He said their operation would need the service road.

Councilman Jahn asked the City Manager if sewers are available there, and the City Manager said they are within two or three hundred feet.

Mr. Bates felt the rental should be at a rate of \$1 per front foot per month.

Councilman Blount asked Councilman Jahn if he thought the option should be paid for and that the \$2 per front foot rental rate should begin when the lease is signed.

Councilman Jahn did, and he said no long term option should be granted.

Mr. Bates felt this should hinge on the improvements going in.

Mayor Isen stated unequivocally that the City can lease the land as is, and that no change will be made in the title. He wanted Mr. Bates to understand that the City can grant leases as the title to the land is now.

Councilman Blount told Mr. Bates he was correct in his assumption that the City is not ready to put in the road or improvements; he said he did not believe we should put in a sewer for them as we have not done this for others; as for the proper drainage control mentioned, he said Mr. Bates's meaning was not clear.

Mr. Bates referred to the drainage, and said he had understood the City would grade the property, as they have the grading plans for the airport.

Mayor Isen thought perhaps this should all go back to the Airport Commission with the comments of the Council.

Councilman Jahn felt we had attained the point where a Committee from the Council could negotiate with Bates.

Councilman Benstead favored sending this to the Commission.

Mayor Isen said he would be willing to give an option on this at the terms agreed upon with the rent to begin in 90 days after the option begins, at a rental figure of \$2 per front foot per month, and a deposit of \$1,000 for the 90-day option.

Mr. Bates said they had gone as far as they could with the Airport Commission, who had agreed to this.

Councilman Benstead questioned Mr. Bates, and Mr. Bates said the Commission had not agreed to the \$1 rental figure.

Mayor Isen felt as an expression of good faith, Bates should put up \$1,000 as payment for an option, with the understanding that if an option agreement is not reached they would get the money back. He said the proposal would have to go to a Committee to be ironed out.

Mr. Bates agreed to this.

Mayor Isen appointed the City Manager, Councilman Blount, Councilman Benstead, and himself as the Committee on this case, with the specification that Bates is to deposit the \$1,000 mentioned above.

There were no objections, and it was so ordered.

HOWARD INDUSTRIAL ADDITION ANNEXATION:

City Manager Stevens presented the drainage plans for the area known as the Howard Industrial Addition, saying the plans had been approved by the County.

City Attorney Remelmeyer said the Ordinance on this would be presented Tuesday.

ORAL COMMUNICATIONS

Mayor Isen said he had received a billing of some sort from an 'Industrial Department', and he asked who had presented it and what it was for.

No one present had any information on this.

City Manager Stevens looked at this, and after studying the attached papers, said the papers referred to a conference being held in Los Angeles; this is a 2-day conference, and someone should go. He recommended this be approved.

Councilman Jahn moved to concur with the recommendation of the City Manager.

Motion seconded by Mayor Isen, and carried unanimously by roll call vote, **of those present.**

Councilman Blount left the meeting at 5:45 P. M.

Assistant City Manager Mansfield told the Council that in connection with a training program being carried on at USC, they had asked to send a Pakistani to our City to study City administration. The man they send will work here for a month, in close contact with the various Department heads. The man they would like to send here is a high official of the Pakistan government. He will attend the Council meetings and possibly go to dinner with them afterwards. He will work an 8-hour day 5 days a week at no cost to the City.

Mr. Mansfield asked for approval of this plan.

Mayor Isen moved to concur with the plan.

Motion seconded by Councilman Jahn, no objections, so ordered.

The meeting adjourned at 5:50 P. M.


A. H. Bartlett, City Clerk of the City of
Torrance, California

APPROVED:


Mayor of the City of Torrance